

Planning & Transportation Committee – 9 March 2021

Addendum for Agenda item 4.

Planning application 20/00686/FULL, Stationers' Hall Stationers Hall Court EC4M 7DD

1. Update on representations received for the application

At the time of writing the Committee Report, the application had received six objections.

On 26th February 2021, and following discussions with the Applicant and neighbours, a proposed condition to limit the hours of operation for the condenser units to operate between 07.00 – 23.30 only was sent by email to those who had previously made representations on the application. Subsequently, two objections have been withdrawn.

In addition, Ward Member Ann Holmes has objected to the proposals however has subsequently confirmed in writing that the changes made to the proposals and the undertakings given to residents are acceptable.

On 8th March 2021, an objection letter was received from a resident of The Gallery at 38 Ludgate Hill, who had previously objected, which states:

- The objection to the proposal remains.
- The proposed plant is large and in close proximity to bedroom windows for five flats.
- The submitted materials have been incorrectly labelled for the Ludgate Hill properties, which is addressed below under heading '2'.
- An alternative system or location should be found for the proposed plant.
- All four proposed plant conditions should be attached if the application is approved.
- The hours of operation of the plant should be amended to be between 08.00 – 23.30; the current condition wording states hours of operation to be between 07.00 – 23.30. The letter further states that if a start time of 08.00 is not possible, 07.30 should be proposed.

Therefore, the application has received a total of four objections.

2. Ludgate Hill addresses and The Gallery

The address provided for The Gallery residents is 38 Ludgate Hill. The drawing and views produced by the Applicant refer to '34-36 Ludgate Hill' which is nearer to the proposed plant and refers to '38-40 Ludgate Hill' which is located further to the west of the proposed plant. However a representation received states that properties at The Gallery are located where '34-36 Ludgate Hill' is shown on the submitted materials. This is understood to be due to the OS map data available to the Applicant.



Date:



02 March 2021 11:05:18

From: Chris Jones
Sent: 02 March 2021 11:01
To: Bush, Beverley <Beverley.Bush@cityoflondon.gov.uk>
Cc: Figueira, Pearl <Pearl.Figueira@cityoflondon.gov.uk>; Stubbs, Kathryn <Kathryn.Stubbs@cityoflondon.gov.uk>
Subject: Re: Stationers' Hall - 20/00686/FULL Hours of operation of the plant

Hi Beverley,

Just to confirm that with all the work you have done I am content and happy to rescind my objection.

Thank you for you work.

Chris

On 26 Feb 2021, at 10:02, Bush, Beverley <Beverley.Bush@cityoflondon.gov.uk> wrote:

Dear Mr Jones,

Further to my consultation letter dated 22nd February 2021 regarding the revisions to the planning application at Stationers' Hall (ref. 20/00686/FULL). I am writing regarding the representation you have submitted.

I am recommending an additional condition, which relates to the hours of operation of the plant, which may address your concerns:

The plant hereby permitted shall not be operated between the hours of 23.30 on one day and 07.00 on the following day, other than for maintenance purposes, in the case of emergency.

REASON: To protect the amenities of neighbouring residential/commercial occupiers in accordance with the following policies of the Local Plan: DM15.7, DM21.3.

From: [REDACTED]
To: [Bush, Beverley](#)
Cc: [Figueira, Pearl](#); [Stubbs, Kathryn](#)
Subject: Re: Stationers' Hall - 20/00686/FULL Hours of operation of the plant
Date: 28 February 2021 20:11:45

Hi Beverley,

Thank you for the update. We agree with your proposal and would thus have no further objection.

We appreciate Stationers Hall reaching out and working with its neighbours on this matter, and trust we can continue our cooperation - especially as we look to resolve environmental and noise issues related to other legacy plant in the vicinity (not Stationers Hall plant), which has deteriorated since its original installation specification or previously unregulated impact.

Best regards,
--Charles

On 2/26/21 4:53 AM, Bush, Beverley wrote:

From: Holmes, Ann
Sent: 26 February 2021 09:43
To: Bush, Beverley
Cc: Figueira, Pearl; Stubbs, Kathryn; Chris Jones
Subject: Re: Stationers' Hall - 20/00686/FULL Hours of operation of the plant

Thanks, Beverley

And apologies for not having replied earlier.

I'm happy with the changes you've made and the undertakings given to residents.

Have a good weekend

Best

Ann

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Flat 14, The Gallery,
38 Ludgate Hill, London EC4m 7DE
7 March 2021

Dear Ms Bush,

Thank you for your email of 26 February, with the additional condition on hours of use which you propose to attach when granting application 20/00686/Full from the Stationers.

Please see our letters of 19 December 2020 and 15 February 2021. We still object to the proposed location of this new very large plant directly beneath our bedroom and the bedrooms of four other flats. The new documents submitted to the City by the Stationers - "Proposed Sections BB" and "EE" and "North elevation of Ludgate Hill" - which are attached to the application, illustrate clearly the location and proximity of the proposed plant in relation to the relevant bedroom windows. They also show how very large it will be.

It is important to note that the photos and diagrams submitted by the Stationers, labelled "Looking towards 34-36 Ludgate Hill" and "View from 34-36 Ludgate Hill" do, in fact, refer to The Gallery, 38 Ludgate Hill, and not numbers 34-36 - as we have previously and repeatedly reported. In the "View from 34-36 Ludgate Hill," the unlabelled building in the foreground, next to the proposed plant, is also The Gallery.

New documents submitted by the Stationers show alternative possible locations for the plant (options B and C and also an area marked in yellow) which they say have insufficient space and/or are detrimental to the Stationers' Hall. However, from the diagrams they would appear to be as large as, if not larger, than the location beneath the bedrooms of The Gallery and could always be made to look attractive. Tobit Curtis Associates LLP also describe an alternative system. One of these alternatives should be used.

If our objection is overruled, we believe that the four conditions proposed in your emails of 5 and 26 February should be attached to the application. We would request one amendment. As night time operation is a major concern, we would ask that the night time closure of the plant should be between 11.30 pm and 08.00 am (rather than 07.00 am as the City proposes.) If this is not possible, we would propose 07.30 am as a compromise.

We appreciate that you and the City Planners have made considerable efforts to respond to our objections and those of other owner/residents to this application by imposing conditions on the application.

Yours sincerely,

Kathryn Colvin CVO
Professor Brian Colvin